

Final

ENVIRONMENTAL CONDITION OF PROPERTY REPORT

Naval Air Facility El Centro,
El Centro, California

August 24, 2007

Prepared for:



Naval Facilities Engineering Command, Southwest
San Diego, California

Prepared under:

Contract Number N62473-06-D-2206

Task Order Number 0006

Prepared by:



The Alliance Compliance Group Joint Venture
409 Camino Del Rio South, Suite 100
San Diego, California 92108
(619) 260-1432

ALNC-2206-0006-0009

samples collected within the Subject Lease Property and the associated installation for a study conducted in 1999 (HAZRAP 1999) had reported results less than 4.0 pCi/L.

2.6.10 Pesticides, Herbicides, and Fungicides

Based on the visual property inspection, document and records review, and personnel interviews, no evidence was found to indicate current or historical use, storage, or disposal of larger than household quantities (i.e., less than one liter) of pesticides, herbicides, or fungicides within the Subject Lease Property. According to Mr. Robert Fischer, pesticides, herbicides, or fungicides in excess of household quantities are not present within the Subject Lease Property.

However, in consideration of the age of the New Fund Enlisted and New Fund Officer Housing units within the Subject Lease Property, past application of chlordane is considered to be possible. However, review of reasonably available documentation and records did not indicate the use or non-use of chlordane. No sampling was performed as part of the ECP survey for NAF El Centro to confirm the presence or absence of chlordane within the Subject Lease Property. According to the EPA, chlordane was used as a pesticide in the United States from 1948 to 1988. In 1988, all approved uses of chlordane in the United States were canceled (EPA 2007). From 1983 to 1988, chlordane's only approved use was to control termites in homes. The pesticide was applied underground around the foundation of homes. Before 1978, chlordane was also used as a pesticide on agricultural crops, lawns, and gardens and as a fumigating agent. In 1978, EPA canceled the use of chlordane on food crops and phased out other above-ground uses over the following 5 years. According to the EPA, chlordane can remain persistent in soils for over 20 years.

2.6.11 Medical/Biohazardous Waste

Based on the visual property inspection, document and records review, and personnel interviews, the presence of medical and/or biohazardous wastes in volumes greater than household quantities is considered unlikely. According to Mr. Robert Fischer, there is no evidence to indicate current or historical generation, storage, or disposal of medical/biohazardous waste within the Subject Lease Property.

2.6.12 Ordnance

Based on the visual property inspection, document and records review, and personnel interviews, the presence of ordnance is considered unlikely. Evidence was not found to indicate current or historical use, storage, or disposal of ordnance within the Subject Lease Property. As indicated in Section 2.6.3, and by the interview with Mr. Robert Fischer, there are no recorded MRP sites located within the Subject Lease Property.

Based upon the age of installation facilities in the vicinity of the Subject Lease Property, past application of chlordane is considered to be possible. However, review of reasonably available documentation and records did not indicate the use or non-use of chlordane. Further information from the EPA regarding chlordane can be found in Section 2.6.10.

2.7.7 Ordnance

According to Mr. Robert Fischer, there are four ordnance sites at NAF El Centro, the Skeet and Trap Range, the Turret and Skeet Range, Small Arms Range, and Aircraft and Machine Gun Bore Sight Range. All four sites are outside of the 1-mile radius from the Subject Lease Property and are down-gradient (Malcolm Pirnie 2005). Based on the visual property inspection, document review, and personnel interviews, no munitions storage or distribution occurs within the immediate vicinity of the Subject Lease Property.

2.7.8 Other Findings

The 2002 Air Emission Inventory Report (URS Group, Inc. 2004) reports 4,089 pounds of total toxic air emissions for 2002, down from 6,398 pounds in 1999. The majority of the emissions included five compounds:

- Dihydric alcohol (684 pounds)
- Toluene (604 pounds)
- Xylenes (569 pounds)
- Hexane (350 pounds)
- Methyl Ethyl Ketone (265 pounds)

According to the 2002 Air Emission Inventory Report (URS Group, Inc. 2004), the Subject Lease Property is not adversely affected by these emissions, and no regulatory limits are being exceeded.

The base has a Storm Water Discharge Management Plan for NAF El Centro, dated October 1999, which was prepared by Law Crandall (Law Crandall 1999).

3.0 CONCLUSIONS

This section presents the conclusions of this ECP report and the data gaps identified during the performance of the ECP survey.